

1. Purpose and scope of this memorandum

This memorandum summarizes a site survey performed July 5, 2018 to evaluate the condition of ADA mandated access at Tubb's Meadow Preserve in Pembroke Massachusetts. After a description of the site and site uses, recommended improvements are provided in Section 7, beginning on page 2.



2. Specific site

Tubb's Meadow Preserve is a large undeveloped area with access from Monroe Street and Mill Street for hiking along dirt roads.

3. Name and location of site  
a. Size and ownership

The Preserve property comprises of three parcels with an area of 137.53 acres, the largest of which occurs west of Monroe Street and East of Center Street. Two smaller parcels occur just northwest of the intersection of Center and Mill Streets. These parcels and 4 adjacent parcels to the southwest are owned by the Town of Pembroke.

4. Existing condition of site  
a. Existing uses  
i. Primary (developed) uses

Tubb's Meadow Preserve comprises of a pond, abandoned cranberry bogs, trails and woodland in the drainage of Tubb's Meadow Brook. The property is crisscrossed with dirt roads suitable for hiking. Two trailheads are marked with gates and kiosks. No information is posted at the kiosks.

ii. Secondary (informal) uses

Informal uses may include dog walking, mountain biking, fishing in the pond and bird watching.

b. Nature of development

Dirt parking areas at two access points provide parking for Tubb's Meadow Preserve. The parking area off Monroe Street is about 3,900 square feet and has space for approximately 20 cars. The parking area off Mill Street is about 1,400 square



Tubb's Meadow Preserve Access at Monroe Street and Mill Street

feet and has space for approximately 6 cars. No marked parking stalls or signage is present at either access; no handicapped spaces are indicated. The dirt road surface is compacted and its width is adequate for access.

c. Surrounding land uses (including linkages to other parks)

The surrounding land use is a mix of residential, agricultural and natural wildlife.

5. Conditions of site

a. Approach, parking and signage

The preserve is not well marked from the street. No trail signs were found. One trail was blocked by a log near the trailhead, and the alternative trail was not suitable for wheelchair access due to its slope.

b. Entrance and access to primary uses

i. Directional signage street to primary uses: NONE

c. Restroom facilities: NONE

d. Emergency communication equipment NONE

6. Barriers that limit access to existing uses

a. Description of each barrier and nature of limitation

i. There is a log across one of the pathways near the Monroe Street trailhead that exceeds the 2" maximum vertical height requirement.

ii. The slope on the other pathway that goes around the pathway with the log exceeds the 10% max slope requirement. The section of this pathway that slopes down to an old look out deck ranges in slopes between 8.7% - 10.6% with a distance of 60'. The section of the pathway that ascends up to the main path ranges in slopes between 10.3%-13.5% with a distance of 45'. The ADA requirement states that there must be a rest interval every 30' for slopes between 8.33%-10% and there must be rest intervals every 10' for slopes greater than 10%.

7. Short term site improvements

a. Remove the log blocking the main pathway

8. Long term site improvements

a. Slightly regrade the slopes on the second pathway to meet the ADA requirements.